

## **PLAN OF OPERATION**

Petitioner: Jeff Kelich  
Property Address: 14939 Ditch Road  
Case No.: 1506-VU-06

Petitioner, Jeff Kelich ("Petitioner"), is the owner of a business known as Carmel TurfCare, a full service landscaping business. Petitioner recently purchased a four (4) acre tract of improved real property commonly known as 14939 Ditch Road (the "Subject Property").

Petitioner's business is seasonal, and geocentric, focusing on customers in the north suburbs of Indianapolis, including Westfield. The Subject Property is zoned for residential use (SF-2), but has been improved with commercial/industrial buildings and has been and may be used by a concrete company under a variance granted in 1979. Petitioner proposes to occupy the existing buildings, and add temporary greenhouse structures as shown on the site plan attached hereto as Exhibit "A".

Petitioner is proposing this Plan of Operation to the Board of Zoning Appeals ("BZA") as a proposed condition to the approval of the requested variance, as a reflection of Petitioner's sincerity and confidence in using the Subject Property in a manner that is compatible with the existing zoning and land use development pattern in the area.

### Use of Subject Property

Petitioner will only use the Subject Property for a landscaping contractor business, with proposed incidental seasonal retail sales in the area shown on the Site Plan. Retail sales are intended to allow Petitioner to sell unsold product purchased for its main line business. Such sales will be seasonal and sporadic, and will not be advertised to the general public. Examples might be unsold entry way decorations or overstocked trees, shrubs or flowers. There will be inventory maintained on site, including mulch, soil, rock and paver material. Additionally, on occasion, there might be PVC pipe stored on site pending installation at a customer's property. These materials will be stored on locations shown on the Site Plan and the mulch and soil will be in covered bins. Plants for ultimate installation at customer's properties will also be stored in the greenhouse building. All of the foregoing items will be stored in those locations shown on the Site Plan. All other materials, such as seed/fertilizers, will be stored inside.

### Hours of Operation

The Subject Property will have two distinct patterns of operation, except the office building will be staffed year round with approximately 5 employees performing administrative,

and outside sales functions. During “season”, which is typically March through October, Petitioner proposes that his employees would arrive at the Subject Property in the morning, park their personal vehicles, load and take the necessary equipment from the Subject Property to the job site, and return the equipment in the evening, or if circumstances warrant, take the equipment to their respective residences. The Owners typically arrive at the Subject Property by 7 a.m., and will unlock the gates and open the office. Crew foremen are next to arrive, typically at 7:30 a.m. Crews typically arrive at the Subject Property by 8 a.m., load trucks, and immediately head to a job site (typically by 8:30 a.m.) and return by 7 p.m., Monday through Friday. Saturdays are typically days off for employees, and are only work days when weather delays during the week mandate Saturday work, although the office may be open from time to time on Saturdays.

During the “off” season there would be little to no activity. On occasion, employees may work on the equipment inside the shop building on the Subject Property, and employees would come to the Subject Property during certain snow events for the purpose of picking up snow removal equipment.

#### Traffic Patterns, Lighting, Signs

Other than employee trips described above, there is little other traffic that will be generated by the proposed use of the Subject Property. Commercial traffic is expected to include a weekly visit by a trash truck to empty the dumpsters, a fuel truck to fill on site tanks, no more than twice per month, and delivery of product. Plant material is delivered on a monthly inventory cycle, while mulch and soil are managed and delivered on a 7 to 10 day inventory cycle. Vehicles and equipment owned and operated by the Petitioner will typically be kept on site (trucks, bulldozer, front-loader), although on occasion, equipment owned by an entity related to Petitioner might be brought to the site for a limited time. An example of this would include a tractor used to spread seed on a commercial or institutional lawn area, such as a school.

No additional freestanding outdoor lighting other than what currently exists is proposed. The office building and shop building on the Subject Property may have wall pack or attached spotlights for security. A small sign at the entrance to the Subject Property is proposed.

The Petitioner proposes to maintain a gravel drive/parking area, consistent with current conditions.

#### Employee Growth

Currently, Petitioner has 19 employees, and anticipates approximately 26 employees to visit the Subject Property on a daily basis during season.

#### Commitments

In addition to the foregoing Plan of Operation, the Petitioner is providing certain statutorily authorized commitments, which will provide additional certainty and protections.

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